



Date: Jul 5, 2022

Project: 407 E. Monroe Austin, TX 78704

To: Historical Land Commission

From: Parkash Builders LLC, Owner of 407 E. Monroe

I, Oam Parkash, owner of 407 E. Monroe St Austin TX 78704 am submitting supporting documents to give some perspective of the current state of the property and a bid for a rehabilitation of the garage apartment. This lot and garage apartment have been neglected for years and the amount of money that would be needed to put into rehabilitating this property is very expensive and cost prohibitive especially if you include the purchase price and land value. A rehabilitation would create an economic hardship as the overall cost in the end would not create any return, and there would be no gain in the projected market value of the property.

Please also find a letter from the architect addressing the comments from the Historical Land Commission regarding design features of the new property.

Exhibit 1: Photos of the State of the Property

Exhibit 2: Asbestos

Exhibit 3: Termites

Exhibit 4: Rehabilitating Bid

Exhibit 5: Structural Engineer Comments

Exhibit 6: Encroachment from Neighbors House

Exhibit 7: Architects Statement.

I appreciate your time and consideration in this matter,

Oam Parkash

# 407 E. Monroe

**HR-2022-070860/2022-065132 PR**

**Cost Prohibitive Rehabilitation**

# Current State of Property

- Garage Apartment Built in 1937 and Located in Historic Fairview Park Austin, TX
- Exhibit 1 Has been used as a rental unit with the bare minimum updates as can be seen in exhibit photos
- Exhibit 2 Garage Apartment has been tested for Asbestos and contains 40% Chrys
- Exhibit 3 Garage Apartment has been inspected for Termites and shown to be present
- Exhibit 4 Rehabilitating the Garage Apartment found to be cost prohibitive given the current state estimating to cost \$533,677 for a remodel.
  - The lot was originally purchased for \$1,200,000
  - Hardship to Owner to make the property up to date to be able to market it as a remodel,
- Exhibit 5 - As stated by the structural engineer the Garage Apartment is rotting from the inside out and was not built to code
  - Framing and Roofing is considered to be deficient and needs to all be replaced
  - Termite damage confirmed within the walls
  - Rotting Soffit and cracked veneer
  - Back wall has sand bags and soil build up most likely causing rotting in the wall framing
- Exhibit 6 - Neighboring house encroaches onto the property in 2 areas.
- Exhibit 7 -Architects Statement regarding the proposed design

Exhibit 1





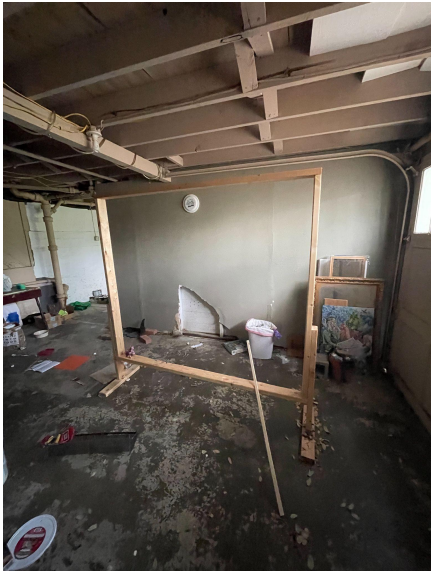


Exhibit 2

**Client Name: Possum Trot**

**Client Project Number: 409 E. Monroe**

<b>Client Sample Number</b>	<b>Lab Sample Number</b>	<b>Asbestos Type and %</b>
<b>Siding</b>	<b>850668</b>	<b>Chry 40%</b>

### Exhibit 3

Hi this is Chris with A-Tex Pest Management. I am the one who performed the termite inspection for both 407 and 409 Monroe. I have sent over a treatment plan for both including treatment around the detached garage. I highly recommend a treatment due to all the conducive conditions for example wood touching the ground which also hides areas during the inspection. Also the condition of the wood sitting on all 3 structures is in poor condition which attracts termites. While on site I saw no evidence or proof a treatment had been done so in those cases we recommend having the property treated and in tern will provide protection. The product we use states it provides protection against termites for up to 15 years and will also eliminate and existing termites in 90 days. I hope this recommendation email helps and we look forward to your business.

Thanks, Chris

Sent from my iPad

## Exhibit 4

### Flores Contracting

Agustinflores.56af@gmail.com

Project: 407 E Monroe St Austin, TX 78704

Construction Item	Description	Total Approved Budget	Total Budget Remaining
Plans: Permits, Architect, Engineers, Survey	Architect plans, Structural plans, City Permits, Landscaping Plans, Survey	\$45,000	\$ 45,000.00
Site Prep: Clearing, Grading	Haul Off, Temporary Utilities, Fencing, Silt Fence, Mulching	\$22,000	\$ 22,000.00
Landscaping	Sod, Fencing, plants, gravel, labor and materials	30,000	\$ 30,000.00
Foundation / Structural: Concrete, Walls, Lifting	Foundation, Foundation Labor, Misc related to foundation	69,000	\$ 69,000.00
Asbestos Removal	Removing Asbestos from the interior and exterior	42,680	\$ 42,680.00
Framing: Trusses, Sheathing	Framing Walls, Framing Decking, Framing Trusses, Sheet Rock, Framing Labor	22,363	\$ 22,363.00
Electrical: Rough in	All Electrical Rough in	5,297	\$ 5,297.00
Plumbing: Rough In	All plumbing rough in	7,062	\$ 7,062.00
Roof	Metal Roof	20,000	\$ 20,000.00
Exterior: Window, Doors	Pella (or similar) windows and doors, labor	25,000	\$ 25,000.00
HVAC: Rough In	All HVAC Rough	\$15,000	\$ 15,000.00
Exterior Finish: Siding, Paint, Masonry	Masonry, Hardi Siding, Metal Siding, Painting, Trim, Caulking, Labor	55,000	\$ 55,000.00



Insulation (walls and ceilings)	Foam insulation/bat insulation	10,000	\$ 10,000.00
Interior walls and ceilings (includes wall tile)	smooth finish sheet rock, accent walls, Tile labor and material	27,500	\$ 27,500.00
Cabinets	Kitchen Cabinets, Bathroom Vanities, Linen Closets	25,000	\$ 25,000.00
Countertops	Kitchen Countertops, Bathroom CounterTops,	12,000	\$ 12,000.00
Interior Trim, Doors, Mirrors	All interior doors, hardware, baseboards, labor and material	17,000	\$ 17,000.00
Interior Paint	Paint and Paint Labor	10,000	\$ 10,000.00
HVAC: Finish (furnace, condenser)	Final HVAC system installation, equipment and labor	12,000	\$ 12,000.00
Flooring: wood, tile	Wood Flooring, Tile, concrete polish, labor and materials	36,775	\$ 36,775.00
Plumbing: Fixtures, Water Heater	Sinks, Tubs, Faucets, Showerheads, Water Heaters, other plumbing hardware	20,000	\$ 20,000.00
Electrical: Fixtures	Fans, panel lights, recessed lights, chadliers, pendant lights, can lights, etc	15,000	\$ 15,000.00
Concrete (garage, driveway, walkways)	Driveways, Sidewalks, retaining walls, planters, steps, HVAC pads	24,000	\$ 24,000.00
Cleanup		10,000	\$ 10,000.00
<b>TOTAL</b>		\$ 532,677.00	\$ 532,677.00

## Exhibit 5



Figure 1: 2x4 roof framing at 24", 2x4 ridge beam, and 2x4 hip beam, note lack of vertical support at hip to ridge connection.



Figure 2: 2x8 floor framing at 16".



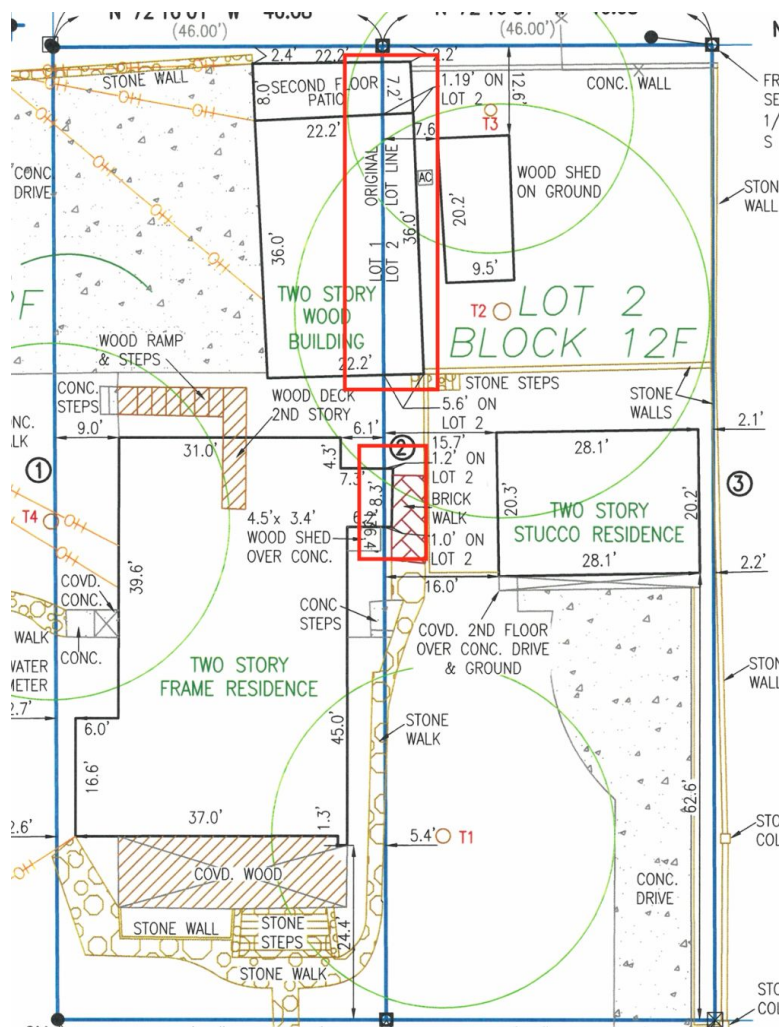
Figure 3: Rear wall, SW corner, sand bags, and soil built up above bottom plate.



Figure 4: Rotting soffit and crack stucco veneer on rear wall



Exhibit 6



## Exhibit 7

Historic Landmark Commission Comments  
407 E. Monroe, Austin, TX 78704  
HR-2022-070860



### Responses to HLC Design Standards Comments:

(Comments 1, 2, 3,4) Our proposed design replaces an existing structure that has a two-car garage with an apartment unit above. There is no other structure (cited as “primary structure” in the comments). The new design is guided by two large oak trees on the east side of the property. The design incorporates a gable roof that steps back from the tree in the front, creating a series of smaller gables. The gable form, especially a large gable such as this, is seen as a common precedent in the neighborhood. In fact, the 100 year old house across the street is a good example.



408 E. Monroe

The design is a modern interpretation of the traditional forms seen in the neighborhood. Modern, more durable materials replace the more traditional siding and windows and doors purposely remove divided lites which are not necessary and oppose the modern interpretation. Here is a good example of a recently built house in the immediate area that follows a similar design approach - a modern take on a traditional form:



1607 Drake

(Comment 5) The design's irregular proportions are mentioned and can be addressed moving forward. We can re-examine the vertical entry volume and make it more proportioned with the rest of the house.



(Comment 6) There are several successful examples of steep pitched roofs combining with flat roofs in the neighborhood. The flat roof in our case is used to tuck in under the roof canopy and have the least impact on the protected tree. A pitched roof would impact the tree and would require more pruning. One newly built home a block away on Newning has a steeply pitched roof with a flat roof and was done so the likewise have the least impact on a protected tree canopy::



*1707 Newning*

(Comment 7) The exterior wall materials were chosen to modernize a traditional form. Board and batten siding, stucco and aluminum are commonly used materials in recently built homes in the immediate area. However, we will be re-examining the use of such a vertical material at the entry element in sympathy to the HLC comments. A more horizontal material will be considered.

(Comment 8) Undivided lights are necessary for the modern take on a traditional form. To replace them with divided lights would confuse the design intention. As the design progresses we will attempt to make the fenestration more regular.